

# HUNTERS®

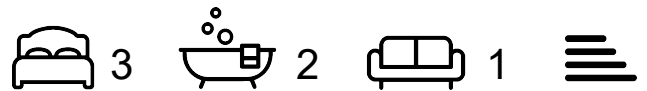
HERE TO GET *you* THERE



## Foxby Hill

Gainsborough, DN21 1PN

Prices From £234,995



**\*\*PRICES FROM \*\***

The Weaver offers accommodation comprising kitchen and dining area with French doors onto the garden and lounge with bay window. Head up the stairs and onto the U-shaped landing with three bedrooms and the family bathroom and en suite to Bedroom one

Tenure: Freehold.



## ROOM DIMENSIONS

### Ground Floor

- Kitchen / Dining - 3202mm x 4523mm or 10' 6" x 14' 10"
- Lounge - 3542mm x 4523mm or 11' 7" x 14' 10"
- WC - 1450mm x 1100mm or 4' 9" x 3' 7"

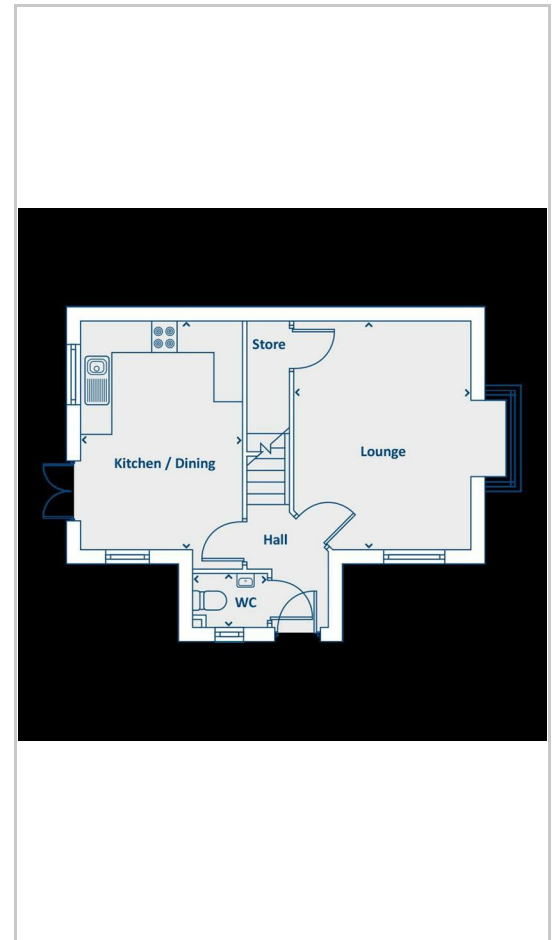
### First Floor

- Bathroom - 2292mm x 1599mm or 7' 6" x 5' 3"
- Bedroom 1 - 3202mm x 2831mm or 10' 6" x 9' 3"
- Bedroom 2 - 3542mm x 2500mm or 11' 7" x 8' 2"
- Bedroom 3 - 2581mm x 1930mm or 8' 6" x 6' 4"
- En suite - 2610mm x 1482mm or 8' 7" x 4' 10"

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (81-91) <b>A</b> (69-80) <b>B</b> (55-68) <b>C</b> (39-54) <b>D</b> (21-38) <b>E</b> (1-20) <b>F</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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